



**Light Industrial Building
7440 South International Drive
Columbus, Indiana 47201**

DESCRIPTION OF SUBJECT SITE

The following site description is based on information found within the public records, as well as the Appraiser's observations made during the site inspection of the property on February 17, 2014.

LAND AREA: 3.66 acres, more or less. The subject has a land-to-building ratio of 15.9:1, which would indicate surplus land as long as the existing structure is never expanded.

SHAPE: Irregular.

FRONTAGE: The parcel has approximately 285 feet of frontage along State Road 58, approximately 394 feet of frontage along International Drive, and approximately 467 feet of frontage along County Road 300 West.

INGRESS/EGRESS: Access is provided via a single entrance drive along International Drive.

TOPOGRAPHY: Generally level and at the grade of adjacent streets.

DRAINAGE: Appears to be adequate.

UTILITIES: Public water, sanitary sewer, storm sewer, underground electrical, and natural gas.

FLOOD HAZARD: Zone "X", areas outside the 500-year floodplain: Panel #180007 0025D, dated February 19, 1997.

EASEMENTS/ENCROACHMENTS: A current title policy was not provided for review. This valuation assumes no adverse impacts from easements, encroachments or restrictions and further assumes that the subject has clear and marketable title.

ENVIRONMENTAL CONCERNS: **The appraiser is not an environmental expert.** An Environmental site assessment was not provided for this report. During an inspection, no obvious signs of contamination on or near the subject were observed. However, environmental issues are beyond the scope of work for this assignment. It is assumed that the subject is not adversely affected by any environmental hazards. Should any Environmental issues be discovered, the value herein may be rendered invalid.

FUNCTIONAL UTILITY OF SITE: The configuration, size, and topography of the subject allows for reasonable utility.

ADJACENT USES

NORTH - Woodside Northwest Business Park.

EAST - Vacant land.

SOUTH - Anixter Fasteners and Cummins Service Training Center.

WEST - Single-family residential

None of the surrounding uses are considered to be a hazard or nuisance to the site.

ZONING REGULATIONS

The subject is zoned I-3, heavy industrial district. The "I3" zoning district is intended to provide locations for industrial manufacturing, production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate a variety of high intensity industrial uses in locations that minimize land use conflicts and provide the necessary supporting infrastructure.

A summary of the requirements of the I-3 classification appears below.

Permitted Uses: Communications/utilities, public or semi-public uses, park uses, commercial uses, and industrial uses to agricultural products processing, agri-industrial facility, concrete/asphalt production facility, contractor's office/workshop, dry cleaners (commercial), food & beverage production, general industrial production, light industrial assembly & distribution, light industrial processing & distribution, research & development facility, truck freight terminal, and warehouse & distribution facility.

Minimum Lot Area:	1 Acre
Minimum Frontage:	50 feet
Minimum Lot Width:	100 feet
Maximum Lot Coverage:	75%

Minimum Front Yard Setbacks:

Arterial Street or Road:	50 feet
Collector Street or Road:	35 feet
Local Street or Road:	25 feet
Minimum Side Yard Setback:	20 feet
Minimum Rear Yard Setback:	20 feet
Maximum Building Height:	60 feet

Parking For an industrial use, one (1) parking space shall be provided for each employee.

Comments: The subject has been approved based on the ratio of each use and the existing parking of 34 spaces. Therefore, the subject is considered to be a legal conforming use.

DESCRIPTION OF IMPROVEMENTS

The following is a brief discussion of the subject's current improvements based upon information obtained from the Bartholomew County public records, as well as the appraiser's inspection of the property on February 17, 2014. The subject consists of a light industrial building containing 10,000 square feet of gross building area, with 2,500 square feet of first floor office space and 7,500 square feet of warehouse space. There is 2,500 square feet of 2nd floor unfinished space that is not included in the GBA. The improvements were constructed in 2001 and are of pre-engineered steel construction with metal siding and a metal roof. As of the date of inspection, the building was vacant. The following table summarizes the subject improvements.

Improvement Description

Foundation	Poured Concrete Slab
Structural System	Pre-engineered Steel
Exterior Walls	Steel Siding
Windows	Thermo pane in aluminum frame
Doors	Glass/ Metal Entry & Steel Service
Roof	Metal standing seam
Year Built	2001

Gross Building Area

First Floor Office	2,500 square feet
Warehouse	7,500 square feet
Total GBA	10,000 square feet
Second Floor Unfinished Space	2,500 square feet
Office Space	25%
Sprinklers	100% Wet
Ceiling Clear Height	20'
Dock Doors	0
Drive-in Doors	3
Column Spacing	50' x 50'
Elevator	No

Interior Finishes

Ceilings:	The office areas have drop acoustical tile ceilings. The warehouse area has exposed bar joists insulation batting.
Walls:	The office areas have painted drywall walls. The warehouse area has 8' steel siding and exposed insulation batting.
Floors:	The office areas have commercial grade carpeting, ceramic tile and vinyl composition flooring. The warehouse area has sealed concrete floor.
Lighting:	The office areas have recessed fluorescent lighting. The warehouse area has metal halide lighting
HVAC	The office areas has two gas fired forced air systems with central air system with central air conditioning. The warehouse area has a roof top mounted gas fired package system with Central Air Conditioning
Electrical	400 amp electrical panel
Restrooms	There are a single set of men's and women's restrooms and one unisex two fixture restroom.
Overall Quality	Low Cost

Overall Condition Average

Site Improvements

Parking 34 asphalt paved parking spaces
Other Improvements Asphalt paved drives and landscaping

PHOTOS OF SUBJECT PROPERTY – 7440 South International Drive, Columbus, IN 47201



North Elevation



East Elevation



South Elevation



West Elevation



Reception Area



Office

PHOTOS - Continued



Warehouse



2nd Floor Unfinished Space



Hallway



Main Office



Women's Restroom



Men's Restroom

AERIAL – DETAILS (Site Boundaries are Approximate)

